

Disbursement of Excess Funds from the Sale of Tax Acquired Property Ordinance



Town of York, Maine

Most Recently Amended:

Prior Dates of Amendment:

Date of Original Enactment: May 20, 2023

ENACTMENT BY THE LEGISLATIVE BODY

Date of the vote to adopt/amend this Ordinance: May 20, 2023.

Certified by the Town Clerk:

[Signature]
(signature)

on 5/25/23
(date)

Disbursement of Excess Funds from the Sale of Tax Acquired Property Ordinance

SECTION 1. PURPOSE

The purpose of this Ordinance is to authorize the Selectboard to disburse to the former owner of a town owned tax-acquired property the excess of any funds received from the disposition of the property.

SECTION 2. DEFINITIONS

- a.** "Excess of any funds" means the amount obtained by the Town of York for the disposition of tax acquired property less:
 - (1) All taxes and interest owed on the property and the amount of taxes and interest that would have been assessed had the property not been acquired by the Town;
 - (2) The Town's cost of the lien and foreclosure process;
 - (3) The Town's cost of maintaining and disposing of the property; and
 - (4) Unpaid sewer, water or other charges and fees imposed by the Town of York or a quasi-governmental authority.

- b.** "Former owner" means a party named on a tax lien mortgage at the time of the levy of a tax lien or that party's successors, heirs or assigns.

SECTION 3. STANDARDS FOR DISPURSEMENT

After the foreclosure process has been completed and the right of redemption has expired, the Town of York may choose to sell a tax-acquired property to someone other than the immediate former owner or owners. The Selectboard shall disburse the excess of any funds received from the sale of tax acquired property.

Excess funds may be distributed to the former owner in accordance with the following standards:

- a.** The property is a residential property;
- b.** The former owner receiving the excess funds was the owner of the property on the date of foreclosure;
- c.** Up to 25% of the excess funds shall be deposited into the Town's General Fund.

SECTION 4. APPLICATION

This Ordinance applies only to the sale of property acquired through foreclosure occurring on or after January 1, 2015.